

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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APRIL 25, 2023

MEMBERS PRESENT: Stephanie Dexter, Stephen Wagner, Bart Pacekonis, Alan Cavagnaro, Michael LeBlanc

ALTERNATES PRESENT: Atif Quraishi, Carolyn Carey

STAFF PRESENT: Michele Lipe, Director of Planning; Michael Lehmann, IT Support; Lisa Giroux, Recording Secretary

REGULAR MEETING

PLEDGE OF ALLEGIANCE

Chairman Pacekonis sat Alternate Commissioner Quaraishi for Commissioner Foley and Alternate Commissioner Carey for Commissioner Vetere.

CALL TO ORDER

PUBLIC PARTICIPATION: None

MINUTES: 4/11/23 - The minutes were adopted with corrections by consensus

4/18/23 - The minutes were adopted by consensus

NEW BUSINESS: Discussion/Decision/Action regarding the following:

- 1. Appl. 23-14P South Windsor Wellness Center** -request for renewal of a 5-year major home occupation to operate a chiropractic, therapeutic massage and hydrotherapy office on property located at 88 Nevers Road, RR zone.

Thomas Theroux of 88 Nevers Road, presented the request for renewal of the 5-year major home occupation to operate a chiropractic, therapeutic massage and hydrotherapy office.

Michele Lipe, Director of Planning, read the Planning Report:

1. Request for renewal of an existing major home occupation at 99 Nevers Road, RR zone. Approval was first granted by the Commission in 1997 for a chiropractic office. The Commission approved a modification in 1998 to add massage therapy and hydrotherapy, and a renewal was approved in 2003, 2008, 2013, and 2019 as required.
2. The approval conditions of previous approvals include:
 - The business must be operated by the present homeowners
 - Hours of operation are limited to Monday 4:00 - 8:00 pm, Wednesday and Friday 7:00 - 8:00 am and 4:00 – 8:00 pm; Tuesday 7:00 – 8:00 am and 2:00 – 6:00 pm; Thursday 9:00 am – 1:00 pm; and Saturday 8:00 am – 2:00 pm.
 - Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.
3. We have had no concerns expressed about this business.
4. If this application is approved, the applicant would be required to return to this Commission upon expiration of the 5-year permit period.

Chairman Pacekonis commented that the Commission has had no concerns expressed about this business and that the commission would be open to the idea of modifying the hours of operations.

There was a discussion about modifying hours of operation.

Chairman Pacekonis disclosed that he was a previous client of the South Windsor Wellness Center.

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Commissioner Wagner motioned to approve Appl. 23-14P with the following conditions:

1. The business must be operated by the present homeowners.
2. The permit will expire in five years, April 25, 2028 and will have to be renewed at that time.
3. Only one non-resident employee can be hired.
4. Hours of operation are limited to: Monday 12:00 pm – 6:30 pm, Tuesday 7:00 am – 7:00 pm, Wednesday 7:00 am – 7:00 pm, Thursday 12:00 pm – 6:30 pm, and Friday 7:30 am – 12 pm.
5. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.

Commissioner LeBlanc seconded the motion. The motion was called. The motion passed unanimously.

2. Appl. 21-17P Precisely Pandas Daycare – request to increase number of children (see attached letter)

Michele Lipe, Director of Planning reviewed the request. The daycare currently is running with a capacity of 36 students, and requested to increase the number to 52 students, to accommodate after school needs in the community.

Chairman Pacekonis questioned if the hours were to be increased. The hours of operation would not be changing.

Chairman Pacekonis and Michele Lipe clarified this change would not affect the site, and that the change is more a capacity issue that can be accommodated within the existing building. There is adequate parking on site and other departments will also be reviewing this request.

Commissioner Quaraishi inquired about the impact on the outdoor play space.

Michele Lipe explained how time spent outside is staggered so the outdoor play space could accommodate the increase in capacity.

Commissioner Wagner motioned to approve the increase in capacity to 53 students.

Commissioner Carey seconded the motion. The motion was called. The motion passed unanimously.

- 3. PZC Sponsored Text Amendment-** Remove Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers ; Modify Sec 2.11.A, C and C storage requirements; Modify Sec. 2.16 Ancillary Structure Screening requirements; Modify Table 4.1.1.A to add specific requirements for certain uses, change for permitted to special exception; and minor use corrections; Modify 4.15 Traffic Requirements; Modify Sec 4.4.6.C Parking requirements; modify Sec. 4.5.1 Industrial zone Purpose and Intent; Modify Sec. 4.5.4 Outdoor storage of Material; Add Sec. 4.5.7 Pedestrian and Bicycle Requirements; Add Sec 4.5.8 Performance Standards; modify Sec 6.2 Landscaping and Buffers Sec 6.2.1.B,D,G and H; modify 6.2.2 Maintenance of Landscaping and bond requirements; modify Sec. 6.2.4 A-E to change landscaping standards, buffer sizes, buffer descriptions and include Sec F Berms; add Section 6.2.5 Screening requirements – establish standards and criteria for types of screening; modify Sec. 6 Off-Street Parking requirements for various uses; modify Sec. 6.4.4 A, and J Off Street Parking – General Provisions; modify Sec 6.4.5 Design of Parking Areas A and C and add Sec. 6.4.5. K, L M and N; modify Sec 6.4.8.1 A and B Off-Street Loading General Provisions; add Sec 6.4.8.1 Sec C and D; modify Sec 6.4.9. Modification of Minimum Parking; modify Sec. 6.7.2.A Pedestrians Design Standards Sec 6 and 7; Add Sec 6.7.4 Mass Transit Provisions; Add Sec 7.24. Freight, Truck, Bus Terminal and Warehouse Distribution Centers – including definitions and design criteria and application requirements; add to Definitions access Drive; add to Definitions – Screening; add Sec 11.9 Appendix I Buffer and Landscape Designs which includes standards for buffers and sample cross-sections.

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The Commission discussed the changes to the proposed regulations based on Commissioner and public comments. Specifically, the Commission discussed the use table and the application process for certain types of uses (site plan versus special exception), discussed how distances should be measured from the residential zones, how limited expansion could occur for existing sites permitted through site plan approval and discussed eliminating separating distances for uses in the I-291 corridor zone based on the current development pattern that exists.

Other comments/clarifications addressed traffic requirements - looking for more clarity on when traffic studies are required. The Commission discussed the new performance standards, parking requirements, buffer requirements (sizes of plantings), screening and definitions. It was the consensus of the Commission to review the final draft changes at the May 9 meeting.

Commissioner Cavagnaro motioned to extend the regular meeting by ten minutes until 10:10 pm.
Commissioner Quaraishi seconded the motion.
The motion passed unanimously.

Commissioner Cavagnaro motioned to extend the regular meeting to 10:15pm.
Commissioner Wagner seconded the motion.
The motion passed unanimously.
Commissioner Wagner motioned to send Appl. 23-11P Industrial Flex Space Site Plan to Public Hearing.
Commissioner Carey seconded the motion.
The motion passed unanimously.

BONDS: None

OLD BUSINESS: None

APPLICATIONS OFFICIALLY RECEIVED:

1. Appl 23-15P O'Evergreen LLC – request for a zoning text amendment to Sections 4.2.2, 4.2.5 and 10.3 to modify Sec 10 Definition of Drive-through Facility and add Definition of Drive-up Facility and Fast Casual Restaurant; modify several criteria in Sec. 4.2.5 for such uses in the Buckland Gateway Development zone

OTHER BUSINESS: None

CORRESPONDENCE/REPORTS: None

ADJOURNMENT:

Commissioner Dexter motioned to adjourn.
Commissioner Carey seconded the motion.
Meeting adjourned at 10:12 pm.

Respectfully Submitted,

Lisa Giroux, Recording Secretary